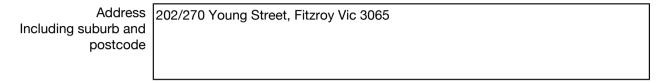
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$875,000

Median sale price

Median price	\$672,000	Hou	se	Unit	Х	Suburb	Fitzroy
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

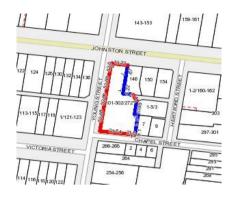
Add	dress of comparable property	Price	Date of sale
1	10/124 Napier St FITZROY 3065	\$950,000	11/10/2018
2	10/14-20 Best St FITZROY NORTH 3068	\$900,000	29/09/2018
3	3/76 Oxford St COLLINGWOOD 3066	\$880,000	30/11/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.









Indicative Selling Price \$875,000 **Median Unit Price** Year ending September 2018: \$672,000

Comparable Properties



10/124 Napier St FITZROY 3065 (REI)

-2 **i** 2

Price: \$950.000 Method: Private Sale Date: 11/10/2018

Rooms: -

Property Type: Apartment

Agent Comments



10/14-20 Best St FITZROY NORTH 3068 (REI)

-- 2

Price: \$900,000 Method: Auction Sale Date: 29/09/2018

Rooms: -

Property Type: Apartment



3/76 Oxford St COLLINGWOOD 3066 (REI)

Price: \$880,000 Method: Private Sale Date: 30/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962





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